

Long and Foster Real Estate
 (Formerly NJ Realty)
 4914 Landis Ave
 Sea Isle City, NJ 08243
 609-263-2267 * www.njrealtyinc.com
2017 RENTAL LISTING AGREEMENT

OWNER INFORMATION

1. Owner: _____
2. Mailing Address: _____
3. Email Address 1. _____ 2. _____
4. Security/Federal I.D. #: _____
5. Phone: (H) _____ (W) _____
 FAX: _____ Cell: _____

PROPERTY INFORMATION

1. Address: _____ Unit/Floor: _____
2. Will Rent To: Family _____ Group _____ Either _____
3. Owner has pets on premises at anytime during the year: Yes _____ No _____
4. Would you consider selling: Yes _____ No _____

Property Specifics and Comments: _____

CONTACT INFORMATION:

1. Cleaner (name and number) _____
2. Comcast Account # _____ 3. A/C Repair/Service _____
4. WIFI Network: _____ Password: _____

AMENITIES

NUMBER OF BEDROOMS: _____ NUMBER OF BATHS: _____ OCC. LIMIT: _____

- | | | |
|-------------------------|--------------------------|--------------------------|
| : : GROUPS | : : Ceiling Fans (#) | : : Grill-Gas/Char/Elect |
| : : A/C (wall/central) | : : # of Decks | : : Boat Slip |
| : : TV Cable Included | : : # of Furnished Decks | : : Garage Use |
| : : TV (#) | : : Internet | : : # King Beds |
| : : Non-Smoking House | : : Phone Service-ON | : : # Queen Beds |
| : : Washer | : : VCR (#) | : : # Double Beds |
| : : Dryer | : : DVD (#) | : : # Single Beds |
| : : Dishwasher | : : Microwave | : : # Bunk Beds |
| : : # Offstreet Parking | : : Outside Shower | : : # Sofa Bed/Futons |
| : : Pets Permitted | : : Elevator | : : # Pyramid Beds |

RATES AND AVAILABILITY

Next Year Rates (Fill In)

- 04/29/2017 _____
- 05/06/2017 _____
- 05/13/2017 _____
- 05/20/2017 _____
- 05/27/2017 _____
- 06/03/2017 _____
- 06/10/2017 _____
- 06/17/2017 _____
- 06/24/2017 _____
- 07/01/2017 _____
- 07/08/2017 _____
- 07/15/2017 _____
- 07/22/2017 _____
- 07/29/2017 _____
- 08/05/2017 _____
- 08/12/2017 _____
- 08/19/2017 _____
- 08/26/2017 _____
- 09/02/2017 _____
- 09/09/2017 _____
- 09/16/2017 _____
- 09/23/2017 _____
- 09/30/2017 _____
- 10/07/2017 _____
- 10/14/2017 _____
- 10/21/2017 _____

Long Term Rentals

- Full Season
 5/26/2017-9/10/2017
 \$ _____
- First Half Season
 5/26/2017-7/15/2017
 \$ _____
- Second Half Season
 7/15/2017-9/10/2017
 \$ _____

PLEASE NOTIFY EACH OF YOUR RENTAL AGENCIES OF ANY OWNER RENTALS OR NON-AVAILABLE WEEKS NOW AND THROUGHOUT THE RENTAL SEASON AS SOON AS YOU DETERMINE THE WEEK(S) IS/ARE NOT AVAILABLE.

COOPERATING BROKERS

Caldwell Banker	_____	Farina & Boeshe	_____
First Eastern	_____	Freda	_____
Sea Winds of SI	_____	Sea Isle Realty	_____
Grace Curran	_____	Townsend's Inlet	_____
CA McCann & Sons	_____	Riordan	_____
Landis Co.	_____	Beach Home Realty	_____

Terms and Conditions - All information contained in this agreement can be found online at www.njrealtyinc.com

1. **Rental Listing Agreement:** Owner represents that he/she is the owner of the property or is authorized by the owner of the property to sign this Rental Listing Agreement and that the owner has the legal right to lease the property. In consideration of the services to be performed by L & F, the owner does hereby authorize and give L & F a listing to lease this property at the prices listed or for any price for which the owner may agree. If this is a non-exclusive listing and other real estate agencies are authorized to lease this property on behalf of the owner, the owner has supplied the names of the other agencies where indicated.
2. **Rental Payment Collection and Disbursement:** L & F shall collect on behalf of the owner all rental payments and damage deposits (if applicable) required. All such funds will be held in L & F's Trust Checking Account (a non-interest bearing account) prior to disbursement. Owner acknowledges that any payment shall not be disbursed to the owner until a reasonable time after such funds have cleared the account of L & F and in no case prior to the Execution of the Lease.
3. **Commission:** Owner agrees to pay L & F a commission of 10%. All payments are to be collected by L & F, and the commission shall be deducted from the payments of rent received. Owner understands and agrees that the commission fee is solely for the purpose of securing tenants and does NOT include property management services. L & F is NOT a property management company. Owner is solely responsible for all property inspections. In addition, in the event a tenant procured by L & F purchases or leases the property from the owner within two (2) years of the date of the lease, the owner agrees to pay L & F a commission of 10% for the rental or 5% for the purchase. As Lessor and/or seller, you have the right to individually reach an agreement on any fee, commission or other valuable consideration with any Broker. No fee, commission or other consideration has been fixed by any governmental authority or by any trade association or multiple listing service.
4. **Agent Authorization:** Owner authorizes Rental Agent to undertake repairs, replacement or cleaning up to a maximum of \$300 for each incident. Rental Agent will endeavor to contact the owner and utilize the service of the above names contractors for any such work. For repairs, replacements or cleaning exceeding this sum, Rental Agent must obtain permission of the owner.
5. **Security Deposit Protection Plan (SDPP):** All rentals include a \$45 premium that the tenant will pay to L & F for a SDPP (provided through CSA Travel Protection and Insurance Services) that insures the tenant for accidental or unintentional damages they may cause to your rental property during their stay (up to a maximum of \$1500), provided such damage is disclosed/reported by the tenant to L & F prior to check-out. Should the tenant not disclose/report damages and damages are found by the owner or his contractors, owner can still report damages to L & F within 7 days of check-out date. FOR ALL CLAIMS - The owner must submit to L & F all paid receipts for repairs/replacements that the owner has paid for. Without receipts, CSA will deny the claim. Reimbursement checks will be paid directly to L & F by CSA Travel Protection and Insurance Services and L & F will disburse such funds accordingly. Certain terms and conditions apply. Full details of the SDPP are contained in the Certificate of Insurance Policy, and can be found online at: www.njrealtyinc.com. In the event the tenant chooses to not purchase the SDPP, a standard damage deposit of \$500 will be charged to the tenant. Should the tenant choose to purchase the SDPP, owner agrees not to take a damage deposit.
6. **Non-Refundable Tenant Processing Fee:** The undersigned owner understands and agrees that L & F under this contract may charge a non-refundable tenant processing fee to the tenant under each lease. This fee represents the efforts of L & F in processing the rental application of the tenant. The undersigned owner understands that L & F is acting as a Transaction Agent in this rental transaction and the commission to L & F in this agreement, as well as the tenant processing fee represent compensation from both parties for the rental transaction. This fee will be deducted from the first payment made by the tenant.
7. **Owner indemnification:** Owner hereby indemnifies L & F for any claims, losses, and expenses including reasonable attorney's fees, incurred in connection with the rental of the property, including holding or release of any damage deposit. Owner hereby authorizes L & F to release the damage deposit to the tenant as set forth in this listing agreement. Owner understands and agrees that L & F and its Agents are acting as Rental Agents only and are NOT property managers.
8. **Condition of Property:** Owner represents and warrants that the property is habitable and is in compliance with all local, county, state, and federal laws and regulations including but not limited to those pertaining to Licensing, Land Use, Health, Housing Code and Fire Safety.
9. **Consumer Information Statement:** By signing this Listing Agreement, the owner acknowledges review of the Consumer Information Statement on New Jersey Real Estate Relationships which can be found on our website: www.NJRealtyinc.com. L & F intends, at this time, to work with you as a Transaction Agent.
10. **Attorney General Memorandum:** Owner acknowledges review of the Memorandum of the Attorney General of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law which can be found on our website: www.NJRealtyinc.com.

The Lessor acknowledges that he has read all pages of this Listing Agreement, understands the contents, warrants the accuracy of all property and personal information, and that no agreements or conditions exist other than those contained herein.

Owner Signature & Acknowledgement: _____ Date: _____